



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 12, 2009 REPORT NO. HRB-09-011

ATTENTION: Historical Resources Board
Agenda of February 26, 2009

SUBJECT: **ITEM #8 –3594 28th Street**

APPLICANT: Josephine Ranches, owner; represented by Scott Moomjian, consultant

LOCATION: 3594 28th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of 3594 28th Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the house at 3594 28th Street as a historical resource under any HRB Criterion due to a lack of architectural and material integrity.

BACKGROUND

This item is being brought before the Historical Resources Board at the owner's request to have the property designated as a historical resource. The subject property is located at the corner of 28th Street and Dwight in North Park. The single family home at 3594 28th Street was constructed in by Joseph C. Kelley 1926 for the property owners, Dudley and Elma Williams. According to the residential building record, the rear garage and second floor apartment with the address of 2777 Dwight were constructed in 1939 while the property was still owned by the Williams family.



ANALYSIS

A historical resource research report was prepared by Scott Moomjian, the consultant, on behalf of the property owners. The consultant concludes that the resource is significant under HRB Criteria C. Staff disagrees with this determination as follows:

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

3594 28th Street is a frame and stucco Spanish Eclectic style residence. The configuration of the home is one story plus a finished basement, with a slightly irregular rectangle shaped floor plan, resting on a concrete foundation. The consultant report notes that the only modification to the house is the porch enclosure on the central north elevation. However, staff noted several other significant modifications which the consultant does not discuss in his analysis. It is believed that these modifications likely took place between 1956 and 1962. These cumulative modifications will be discussed throughout the architectural description.

The notice of completion dated July 5, 1926 describes a “seven rooms stucco frame residence and garage.” This suggests that that the house was originally much smaller than the current size of 2,019 sq. ft. of livable space. Examination of the 1950 and 1956 Sanborn maps show a single story house, and these maps do not note a finished basement with the standard notation of “1B”. However, a finished basement of 1,058 square feet is noted on the residential building record in 1962, therefore staff believes this modification occurred sometime between 1956 and 1962, increasing the size of the house from 961 square feet to 2,019 square feet.

The house is topped with a low pitch, cross gabled barrel tile roof with a minimal eave overhang on the front and north side elevations, and a flat roof with a parapet surround for the remainder of the roof. The tile gabled portion of the roof has rain gutters at eaveline, and a stucco chimney with a rounded top projects from the side of the house on the north elevation, breaking the eaveline. A simple arched attic vent is located at the center of the front gable.

The entry to the house is located at the center of the east elevation, the entry door sheltered by a porch overhang that is supported by thick stucco columns. Staff believes this covered porch area is a modification which occurred sometime after 1956, as the Sanborn map from this year shows a recessed entry in this location, not a dashed line that would normally denote a covered porch or stoop.

Windows on the house are wood with combination fixed, casement and double hung operations. These include a large focal window on the front elevation beneath the gable with a fixed central pane flanked by multi-light casement windows, and a multi-light arched transom above. A secondary focal window is present on the opposite side of the front elevation, also a fixed central pane flanked by multi-light casement windows. A decorative stucco detail lies above this window. The remaining windows on the main level appear to be original to the 1926 construction date, while the windows at the finished basement level are different in style, possibly dating to the construction of this additional living space.

As described in the consultant report, a side porch enclosure is located at the central portion of the north elevation. This enclosure is finished in wood paneling and topped with a tile shed roof. The residential building record dates this enclosure to 1945, however it does not appear on the 1950 or 1956 Sanborn maps, so staff believes it may have been added later. While this modification is a modification to the original layout of the house, the wood exterior finish sufficiently differentiates it from the 1926 portion of the house. On its own, this modification would likely not preclude a recommendation for designation.

The garage/apartment building is located at the back of the parcel, facing Dwight. This building has a flat roof with a parapet surround, and a small decorative tile shed roof projection on the north elevation. Small circular vents are located near the top of the parapet at several locations. The apartment is accessed through an arched opening between the house and garage, and a set of stairs leads to the entry of the garage apartment on the second floor. Windows at the apartment level are wood fixed and double hung, and the garage is accessed from Dwight by a modern wood roll up door.

The tile roof on both the main house and the decorative shed projection on the apartment feature distinctive thick mortar visible between the roof tiles. While its possible that the tile on the front portion of the house is original and the tile on the side porch enclosure, the covered front porch addition, and garage apartment detail were laid to exactly match at later dates, staff believes that it is more likely that all portions of the tile roof were replaced at the time of the alteration to the entry when the roofline was extended to form a covered porch.

The house and garage/apartment are finished in rough textured stucco. The texture of the stucco appears to be rougher what would have historically been present. This is supported by close examination of the decorative stucco detailing on the front elevation of the main house above the secondary focal window. This detailing clearly shows a smoother stucco texture, as this area of detail was likely spared when the house and garage were restuccoed.

The property is enclosed along 28th Street and Dwight by a modern wrought iron and brick fence. The brickwork used in the brick columns of fence is similar to that used in the non-historic curving pathway from 28th Street to the covered porch entry, and the non-historic seating area adjacent to the entry utilizes the same grid pattern found in the brickwork at the corners of the perimeter fence. Additionally, the wrought iron used in the modern fence is also used as the guardrail of the covered entry porch.

While the property does display character defining features of the Spanish Eclectic style such as the cross gabled, low pitch, barrel tile roof; asymmetrical façade; wood casement and focal windows; and stucco exterior finish; staff believes that the cumulative alterations to the property result in a loss of significant architectural and material integrity from the 1926 period of significance.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended to not designate the house at 3594 28th Street as a historical resource under any HRB Criterion due to a lack of architectural and material integrity. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



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TO/cw

Attachment(s): Applicant's Historical Report under separate cover